



# **1550 S MAIN STREET ASSEMBLAGE REZONING, MASTER PLAN & ALLEY VACATION**



# PROJECT REQUEST

- Rezoning of multiple parcels from CC – Corridor Commercial and one R-1/5000 – Single-Family to FB-UN2 – Form Based Urban Neighborhood
- Amend the Central Community Master Plan
- Vacate the existing alley
- Intent is to combine all parcels & alley into one parcel and build a mixed-use development









# EXISTING/PROPOSED ZONING COMPARISON

- Existing CC zoning allows buildings up to 30-feet tall by right and 45-feet through Design Review
- FB-UN2 allows buildings up to 50-feet tall
- FB-UN2 would require building height step-backs when adjacent to residential
- More design standards in FB-UN2 – CC zone has very few design standards

# MASTER PLAN AMENDMENT ISSUE

- **Property is located within the boundaries of the freshly adopted Ballpark Station Area Plan**
- **Subject petitions were submitted prior to adoption of the plan**
  - **Guiding planning policies were in the Central Community Master Plan**
- **Proposed zoning amendment was not consistent with the future land use map in the Central Community Plan - applicants submitted a petition to amend the plan**
- **Since the Ballpark Station Area Plan overrides the Central Community Master Plan, amendment to the Central Community Plan is no longer needed.**

# BALLPARK STATION AREA PLAN

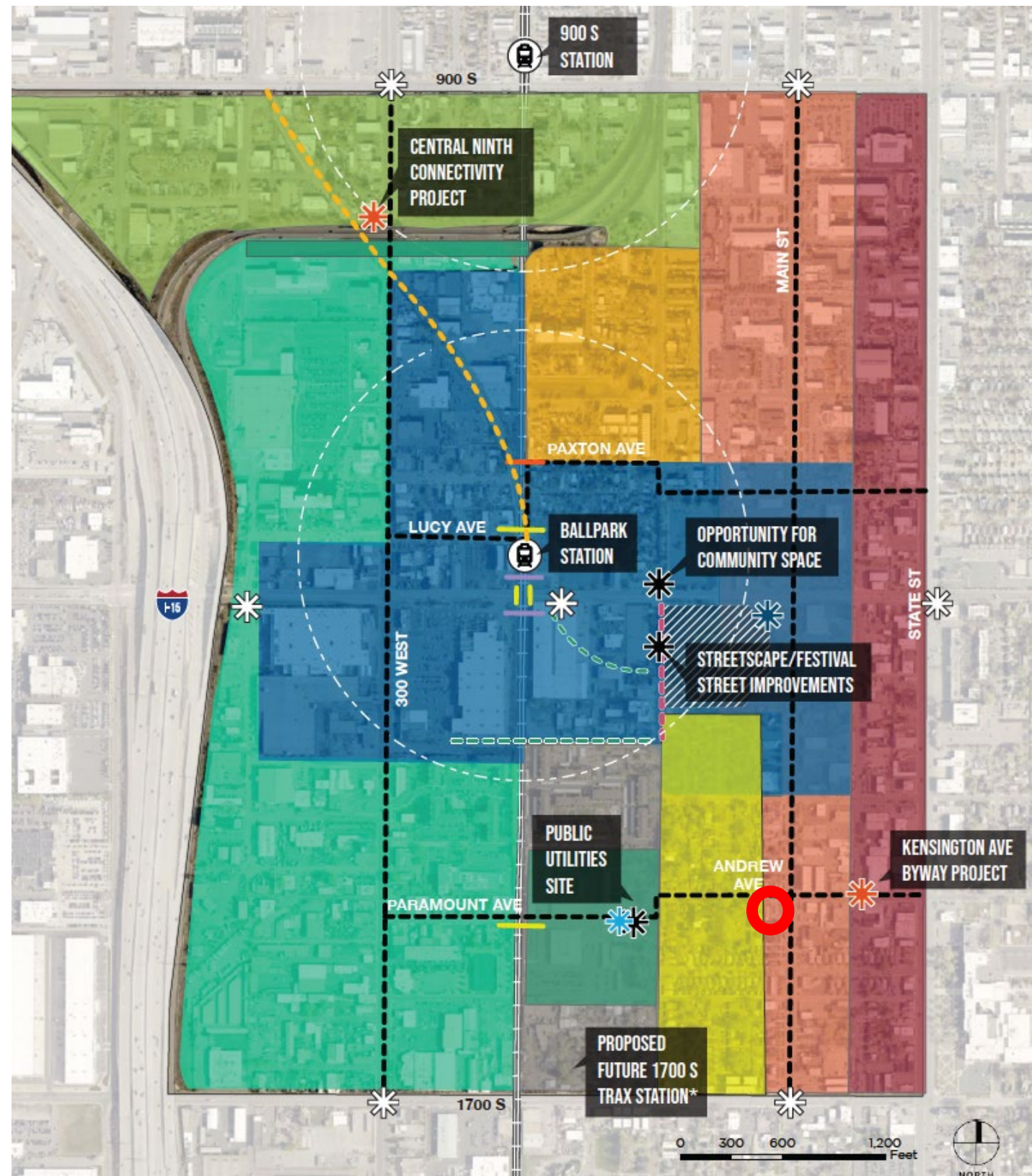


## Main Street Character Area

- Defined by presence of small local businesses, a generally pleasant pedestrian and bike environment, and medium-density residential buildings.
- New development should focus on maintaining the scale, walkability, and bikability of the neighborhood.



# BALLPARK STATION AREA PLAN



## Future Land Use

- Located at intersection of Main Street and Kensington Ave bike routes
- In Main Street Area and Neighborhood Area
  - Alley is dividing line between the two areas

# BALLPARK STATION AREA PLAN

## Main Street Area

- **Between Kensington Avenue and 1700 South - redevelopment into a medium density area that utilizes current building scale and massing to guide future development.**
- **New buildings in the area should be considered for redevelopment no taller than 3 stories with front doors on Main Street, stoops, and yards.**
  - **Redevelopment north of Kensington – 3 to 4 stories**
- **Parking should be setback from the street and located to the side or rear of buildings, or in garages.**



# BALLPARK STATION AREA PLAN

## Neighborhood Area

- Scale and density should be maintained
  - Redevelopment of vacant abandoned structures at a comparable scale and character as the existing housing stock.
- Appropriate buffers between existing single-family areas and future higher-density uses should be maintained.



# HOUSING LOSS MITIGATION

- **Six (6) existing housing proposed to be removed**
  - **Two duplexes (4 units total)**
  - **Two single-family dwellings**
- **Requires Housing Loss Mitigation**
- **Replacement of housing was option chosen**
- **Report signed by CAN Director included in staff report**



# ALLEY VACATION

- **Existing alley – runs through center of development**
- **Blocked off – used currently for storage & parking**
- **Proposal - Vacate alley and integrate into new development**



# PLANNING COMMISSION RECOMMENDATION

**Planning Commission voted unanimously in support of the rezone with the following recommended conditions:**

- 1. The housing being removed from the site must be replaced.***
- 2. The property for the vacated alley be integrated into the future development.***
- 3. The rezoned parcels must be consolidated through the appropriate process.***





# QUESTIONS